



HealthMed Realty



BUILD-TO-SUIT MEDICAL OFFICE OPPORTUNITY

6104 Camino Verde Drive

San Jose, CA 95119

KEVIN HERAVI

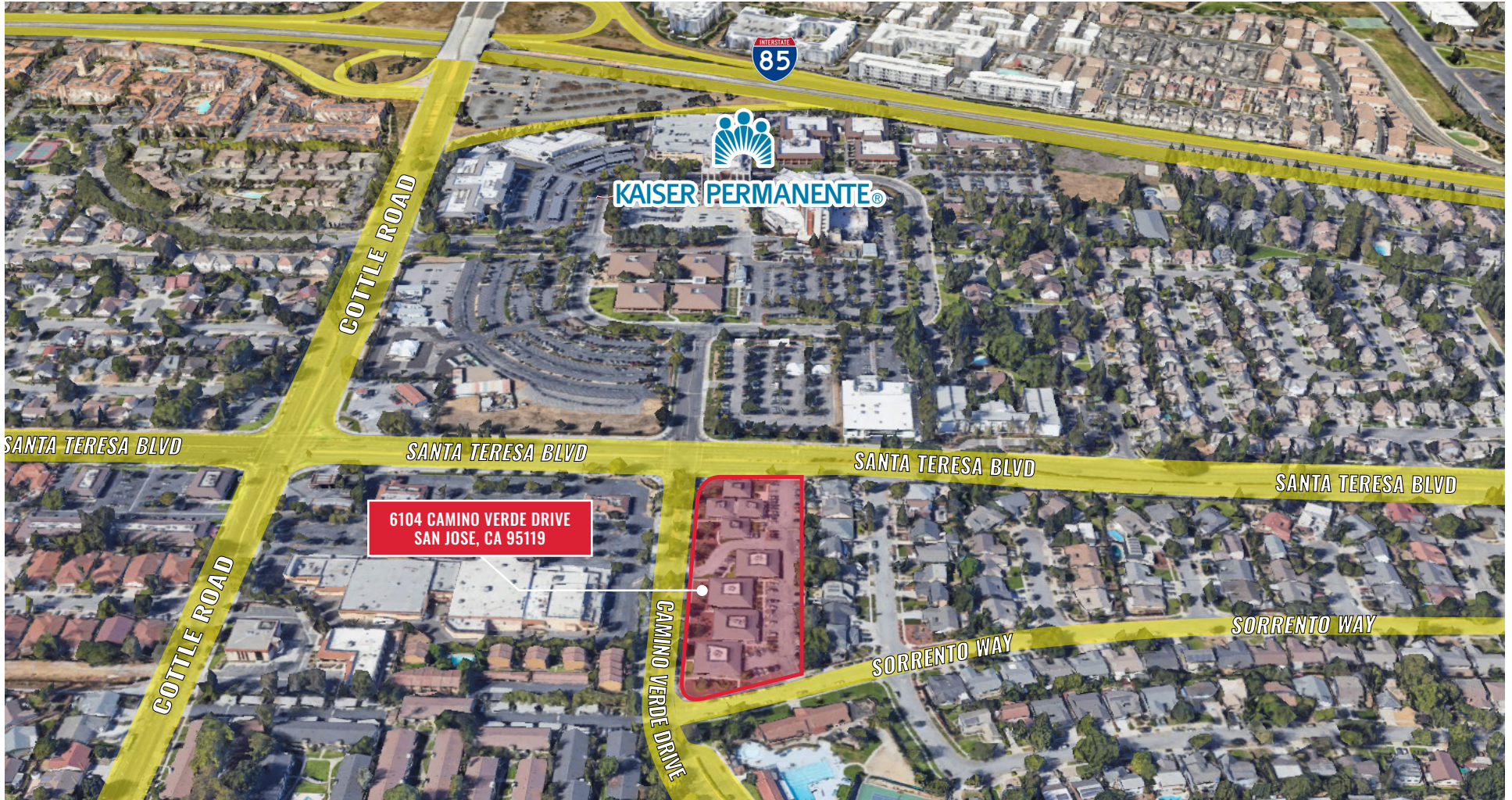
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OPPORTUNITY

HealthMed Realty is pleased to present a premier Medical Office Opportunity at 6104 Camino Verde Drive (“Project”). The Project is situated near the intersection of Santa Teresa Blvd & Cottle Rd at Hwy 85 in South San Jose. It sits prominently accross from Kaiser Permanente’s primary hospital. In addition, the Project offers an innovative medical office design with flexible floorplates and size ranges.



6104 CAMINO VERDE DRIVE SAN JOSE, CA 95119

Address: 6104 Camino Verde Drive, San Jose CA 95119

Building Size: 61.366 - 192,450 SF

County: Santa Clara

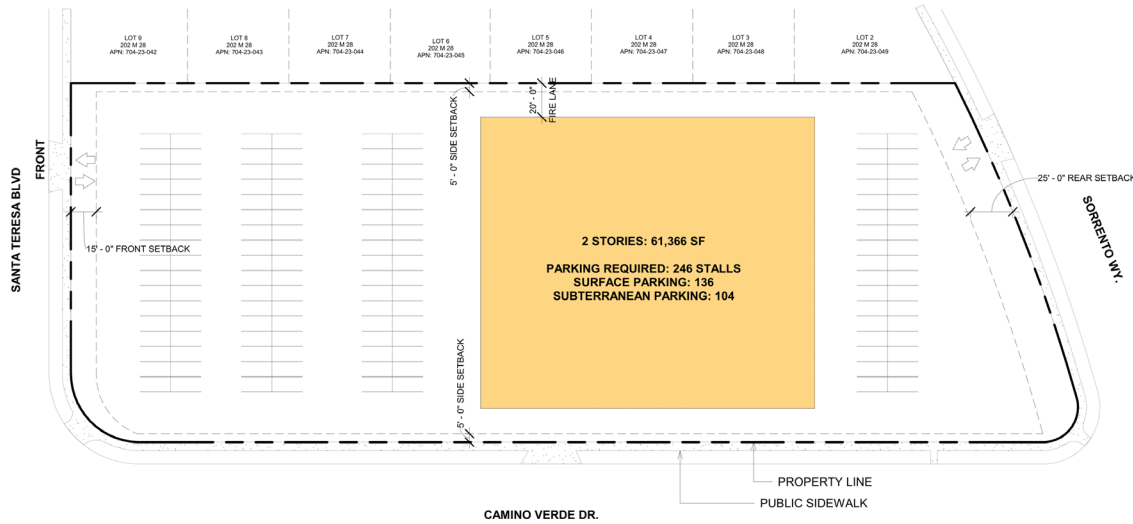
Parcel: 113,952 Sq. Ft. (2.62 Ac)

Stories: 2 Level Building with Subterranean Parking

Parking: 240 - 770 stalls (1 per 250 SF)

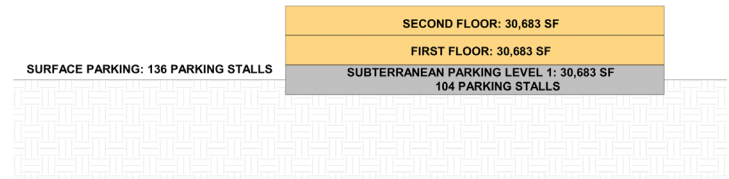
Transaction Type: Build-To-Suit

2-Story, 61,366 GSF

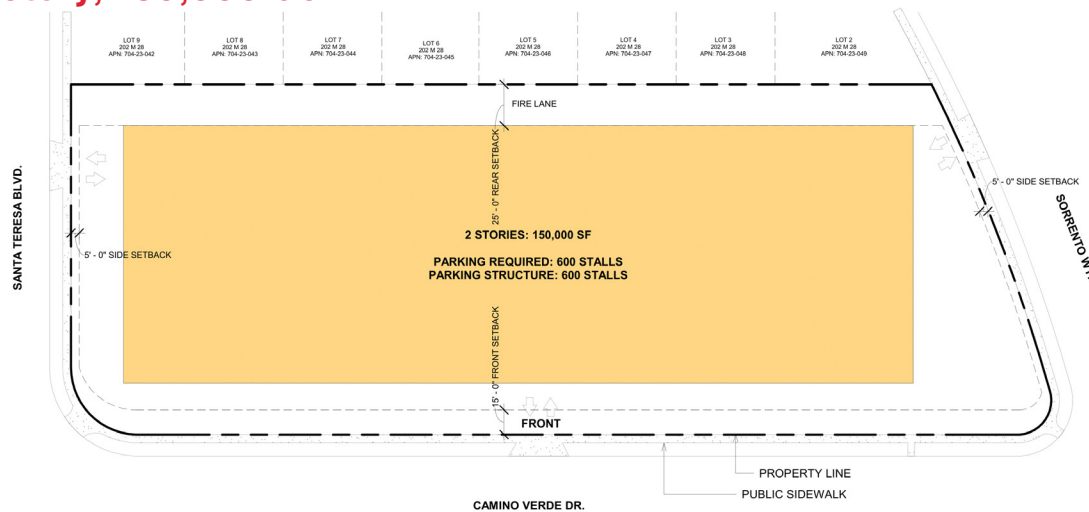


Option 2: Combine Surface and Subterranean Parking

| | |
|---------------------------------------|---|
| Gross Land Area: | 113,952 s.f. |
| Lot Setbacks: | 11,674 s.f. |
| Lot Coverage: | 30% |
| Building Square Footage: | 61,366 s.f. |
| Stories: | 2 (35'-0" Max. Height per Zoning) |
| Required Min. Parking: (1 per 250) | 246 Parking Stalls |
| Parking Provided: | 136 Surface Parking Stalls 104 Subterranean Parking Stalls |

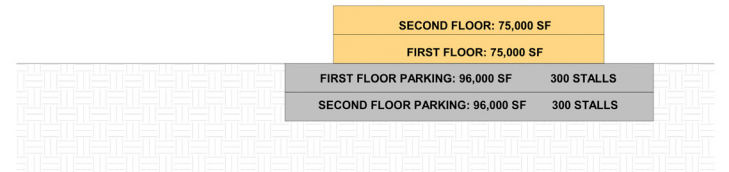


2-Story, 150,000 GSF



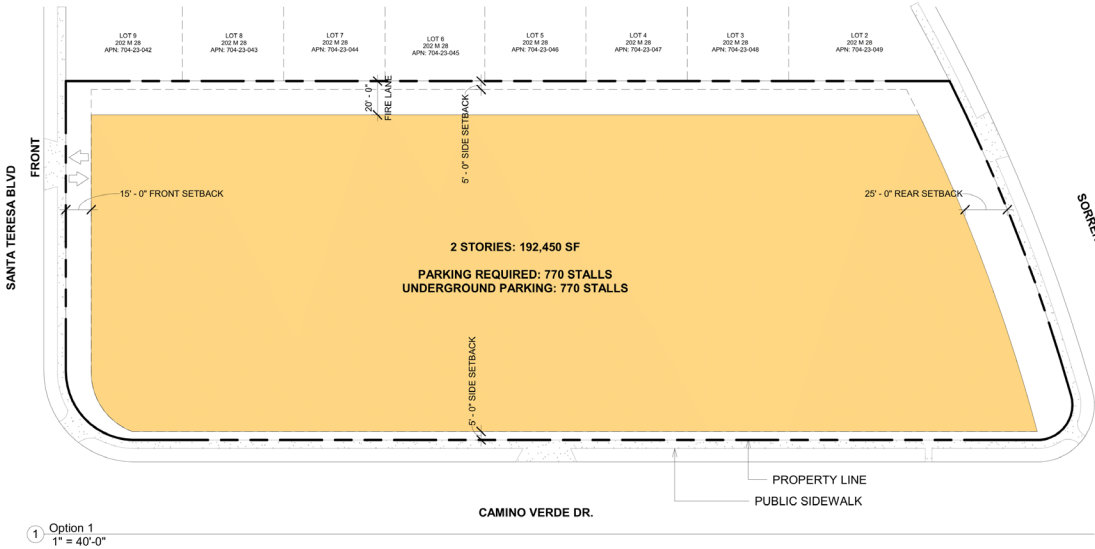
Option 3: Underground Parking

| | |
|---------------------------------------|-----------------------------------|
| Gross Land Area: | 113,952 s.f. |
| Lot Setbacks: | 22,746 s.f. |
| Lot Coverage: | 82.23% |
| Building Square Footage: | 150,000 s.f. |
| Stories: | 2 (35'-0" Max. Height per Zoning) |
| Required Min. Parking: (1 per 250) | 600 Parking Stalls |
| Parking Provided: | 600 Underground Parking Stalls |



① Option 3
1" = 40'-0"

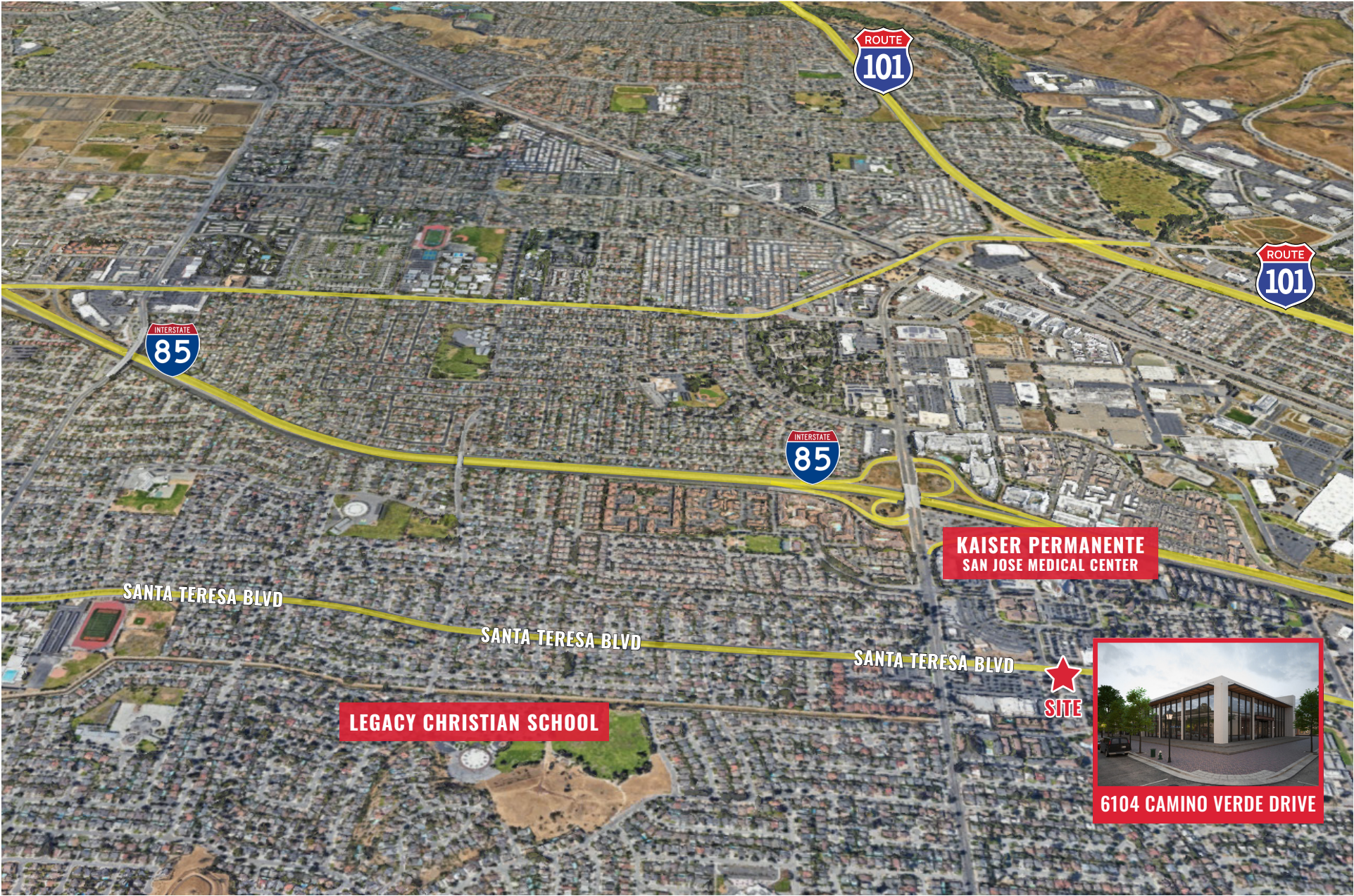
2-Story, 192,450 GSF



Option 1: Max. Building Lot Coverage with Underground Parking

| | |
|---------------------------------------|-----------------------------------|
| Gross Land Area: | 113,952 s.f. |
| Lot Setbacks: | 11,674 s.f. |
| Lot Coverage: | 100% |
| Building Square Footage: | 192,450 s.f. |
| Stories: | 2 (35'-0" Max. Height per Zoning) |
| Required Min. Parking: (1 per 250) | 770 Parking Stalls |
| Parking Provided: | 770 Underground Parking Stalls |

| | |
|----------------------------|--------------------|
| SECOND FLOOR: 96,225 SF | |
| FIRST FLOOR: 96,225 SF | |
| PARKING LEVEL 1: 96,225 SF | 300 PARKING STALLS |
| PARKING LEVEL 2: 96,225 SF | 300 PARKING STALLS |
| PARKING LEVEL 3: 48,112 SF | 170 PARKING STALLS |



San Jose, CA

San Jose, California is the largest city in Silicon Valley, situated in Santa Clara County in the northern part of the state. It boasts a thriving technology industry, housing major companies like Adobe, Cisco Systems, and eBay. The city experiences a pleasant Mediterranean climate, characterized by warm, dry summers and mild, wet winters. San Jose is renowned for its cultural offerings, including attractions like the Tech Museum of Innovation and the San Jose Museum of Art. Sports enthusiasts can enjoy supporting professional teams such as the San Jose Sharks (NHL) and the San Jose Earthquakes (MLS).

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